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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING COMMISSION

*Promoting the wise use of land
Helping build great communities*

MEETING DATE December 8, 2005	CONTACT/PHONE Jay Johnson 781-4573	APPLICANT Woodlands Ventures	FILE NO. TRACT 2759 SUB2004-00384
SUBJECT Hearing to consider a request by Woodlands Ventures to construct an 80-unit multi-family condominium project that includes 20 moderate income units. The proposed project is part of the Phase 1A development of the Woodlands Village. The site is within the Recreation land use category and is located on the south side of Via Concha approximately 0.4 mile east of Highway 1 near the Woodlands' Village Center. The site is in the South County planning area.			
RECOMMENDED ACTION Approve Vesting Tentative Tract 2759 based on the findings listed in Exhibits A and C, and the conditions listed in Exhibits B and D.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator is recommending the proposed project be found consistent with the certified 1998 Woodlands Final Environmental Impact Report (EIR)			
LAND USE CATEGORY Recreation	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 091-221-001	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: Does the project conform with the Woodlands Specific Plan: Yes, see discussion.			
LAND USE ORDINANCE STANDARDS: Does the project conform to the Land Use Ordinance Standards: Yes, see discussion.			
EXISTING USES: Vacant: site has been rough graded and utilities installed with tract improvements			
SURROUNDING LAND USE CATEGORIES AND USES: North: Recreation/Phase 1A residential units, golf course and community building under construction East: Recreation/Butterfly habitat area South: Recreation/Undeveloped, Phase 2A West: Recreation/Undeveloped, Phase 2B			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Nipomo Community Advisory Council, Public Works, Environmental Health, Building Division, Assessor, Lucia Mar School District, CDF, Cal Trans, Sheriff and public utilities			
TOPOGRAPHY: Gently to moderately sloping		VEGETATION: Nearby eucalyptus	
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewer Fire Protection: CDF		ACCEPTANCE DATE: July 1, 2005	
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

PROJECT DESCRIPTION / SITE DESIGN:

The Woodlands Village is a 957-acre, mixed-use project located on the Nipomo Mesa approximately two miles west of the community of Nipomo. The Woodlands Specific Plan, adopted in December 1998, provides for the following types of development: residential, commercial, resort, business park, golf courses, open space, trails, and a public park (a portion of which may be used as a school site). The residential component of the project ranges in density from one-acre single family residential lots to multi-family residential development. The maximum density for multi-family projects is 20 units per acre. In December 2004, the Board of Supervisors approved a Specific Plan amendment to allow up to 100 multi-family units for the Woodlands Village. The maximum number of dwelling units for the Woodlands Village is 1,320 as originally approved in 1998.

The applicant is proposing to construct 80 multi-family dwellings on a 5.5 acre site in the Woodlands Village near the village center. The density on the proposed site is approximately 15 units per acre. The remaining 20 units may be located in the village center above commercial spaces (subject to a future land use permit application). To meet specific plan requirements, 20 of the units are proposed to be affordable for moderate income buyers.

The proposed units are configured in townhouses rows ranging from five to eight units per row with homes ranging in size from 1,624 square feet to 2,104 square feet. Each unit is proposed to have a private courtyard (plans A and B also have upstairs balconies). Outdoor use areas are proposed and guest parking is dispersed within the site. Please refer to the attached site plan, elevations and floor plans.

The site is located adjacent to the Monarch butterfly habitat preserve, which provides for additional passive recreational uses and within 900 feet (two city blocks) of the village center.

WOODLANDS SPECIFIC PLAN:

Required Permit

The specific plan requires Minor Use Permit approval for multi-family development. However, the applicant is requesting the project be approved as a condominium, so that the units may be sold, which requires Conditional Use Permit approval by the Planning Commission.

Affordable Housing

In addition to the affordable housing fee required with all subdivisions, the specific plan requires 3% of the housing for each major phase to be affordable. This project is in Phase 1A that contains 527 residential units, therefore a minimum of 16 affordable units are required in Phase 1A. The specific plan does not specify an affordability income level. The provisions of Land Use Ordinance Section 22.12.070 must be complied with for establishing the initial sales price and assuring the long term availability of the affordable units.

Specific Plan Standards

Most of the specific plan standards and mitigation measures for Phase 1A have been fulfilled with the initial tract and development plan. The following specific plan standards must be met with this application:

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Future Transit – At this time transit service is not available in the Woodlands. Landscape plans shall identify where a future transit stop could be located, if needed when transit routes are planned for the area. The applicant should coordinate with the Regional Transit Authority and County Public Works.

Butterfly Habitat – This project is within close proximity of the monarch butterfly habitat area. The following apply: 1) no pesticide use between October and March; 2) because this site is within 0.25 mile of the butterfly habitat no barbecues and only EPA approved fireplaces are allowed; 3) the landscape plan shall include, in part, plant material that is favorable for butterflies. Permanent fencing must be installed between the multi-family site and the habitat area.

Noise – Construction work is limited to between 7am and 6pm Monday through Friday, between 8am and 5pm on Saturdays, and no work on Sundays.

Lighting – An exterior lighting plan shall be submitted with construction permits that directs light away from neighboring properties.

Recycling and Solid Waste – On-site recycling and trash collection facilities shall be shown on the construction permit plans. The applicant should coordinate with County Public Works and the solid waste collection company to determine the location and specifications are adequate. Green waste disposal shall be coordinated with County Public Works. All tenants and prospective buyers shall be provided the Woodlands “Water Conservation”, “Recycling”, “Green Waste and Compost” guides and all updates to the guides.

Archaeology – This site is within proximity of archaeological resources and although subsurface testing shows this project to be outside of the archaeological site’s boundary, workers should be aware of this should resources be unearthed. If so, construction activities shall cease and the procedures of Land Use Ordinance Section 22.10.040 shall be followed.

Lot Coverage – No more than 60 percent of the site may be covered with buildings. The proposed project has 43 percent building coverage.

Parking – Each unit must have two parking spaces, one of which must be enclosed. One guest space is required for every five units (16 for this project). The applicant is proposing two-garages for each unit and 19 guest spaces. All exterior parking areas are to be screened from public streets.

Streets – The project site fronts on three streets. Via Concha is a primary street that runs through the village from Highway One to Dawn Road. Via Concha has been improved with the tract. Both Eucalyptus Road and Kingston Drive fronting the property are secondary streets and must be improved to specific plan standards. No off-site road improvements are required for this project. Street trees are required at a ratio of one per every 30 feet of frontage.

As conditioned, the project meets these standards.

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ORDINANCE COMPLIANCE:

Multi-family Design

The Land Use Ordinance requires multi-family projects to provide a minimum of open area that includes all areas except buildings and parking spaces. This project is required to provide 55 percent open area and the applicant is proposing 56 percent. However, the open area needs to be modified to accommodate low intensity active uses. The applicant is proposing six more guest parking spaces than are required. There is an eight space parking area adjacent to the central common area that can be reduced to four spaces. By doing so, the usable common area would not only increase in size but its functional shape would also improve. The proposed site plan shows two centrally located solid waste and recycling collection enclosures. Additional closures will be necessary to comply with LUO standards.

Quimby Fees

Title 21, the Real Property Division Ordinance, requires the dedication of parkland or the payment of an in-lieu fee for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. The Woodlands includes the dedication of parkland, therefore, in-lieu fees are not required.

Affordable Housing Fees

Sections 18.07 et. seq of Title 18 of the County Code establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees. This project is not required to pay fees for the 20 affordable units.

As designed and conditioned, the project meets these and other applicable LUO standards.

OTHER ISSUES

This project is also subject to certain conditions of approval from the previous Conditional Use Permit for the initial Woodlands subdivision (File No. S980187U). These conditions have been carried over into Exhibit B.

COMMUNITY ADVISORY GROUP COMMENTS:

This project was presented before the Nipomo Community Advisory Council on June 27, 2005. The council voted to accept the project and no recommendations were made.

AGENCY REVIEW:

Public Works - Recommends approval with conditions for street improvements and access, improvement plans, drainage, community sewage system, soils, utilities, solid waste collection and street names. All required public improvements shall be completed prior to occupancy of any new structure.

Building Division – Ten percent of the units must be designed to be accessible for disabled persons.

Environmental Health – Requesting stock conditions for community water and sewer.

CDF - See attached fire safety letter dated September 19, 2005.

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APCD – Requirements for APCD are currently being implemented.

Cal Trans – The required improvements to Highway One have been made.

Lucia Mar School District – The district and the applicant have an existing recorded agreement for school fees.

LEGAL LOT STATUS:

The subject site is Lot 1324 of Tract 2341.

FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator finds that the previously certified 1998 Woodlands Final Environmental Impact Report (FEIR) is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previously certified FEIR, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previously certified FEIR, and no new information of substantial importance has been identified which was not known at the time that the previous FEIR was certified.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan and the Woodlands Specific Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because multi-family development is anticipated in the specific plan at this site and the architectural style is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Via Concha which has been constructed to a level able to handle any additional traffic associated with the project.

EXHIBIT B - CONDITIONS OF APPROVAL

Conditional Use Permit

Approved Development

1. This approval authorizes an 80-unit condominium project that contains 13 buildings with a range of 5 to 8 units per building.
2. A minimum of 20 units shall be designated as a affordable units. Prior to recordation of the final map or issuance of building permits, the applicant shall, in a form approved by County Counsel, enter into an affordable housing agreement with the county. The initial sales price and assurance of long term availability shall be consistent with Section 22.12.070.
3. This approval is effective for a period of 24 months from the date of the approval of the tentative map by the Planning Commission. Conditional Use Permit time extensions shall run concurrently with the Tentative Map time extensions thereafter, until expiration of the tentative map. Time extensions for the tentative map must be requested by the applicant or agent and are subject to further review.
4. Further design and improvement requirements for the project shall be established through the approval of the Tentative Map in accordance with the approved Conditional Use Permit.
5. Any significant revisions in the Tentative Map not authorized by this approval shall require reconsideration by the Planning Commission.

Site Development

6. Site development shall be consistent with a revised site plan, to be reviewed and approved by the Development Review Section, that provides for the following:
 - a. An increase in usable common area near the central portion of the site. This may be achieved by reducing up to four parking spaces and associated driveway.
 - b. Additional solid waste and recycling enclosures.
7. **At the time of application for construction permits**, the applicant shall submit fencing and screening plans that provides for the screening of parking areas from public streets and permanent security fencing adjacent to the butterfly habitat area.
8. **At the time of application for construction permits**, the applicant shall submit an exterior lighting plan that directs light away from neighboring properties.
9. Construction plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.

Conditions from S980187U (The identified mitigation measures are references from the Woodlands FEIR and are contained in Exhibit E of the Woodlands Specific Plan)

Access

10. Public roads into the site and within the site are not to be gated nor is access to be restricted.

Noise

11. **Mitigation Measure 4.5-1a:** All applicable plans shall show construction work will be limited to between 7:00 a.m. and 6:00 p.m. for Monday through Friday, between 8:00 a.m. and 5:00 p.m. on Saturday, with no work allowed on Sunday. The applicant shall notify all employees, contractors and/or subcontractors of this condition prior to their initiating work at the project site.

Archaeology

12. **Mitigation Measure 4.8-1c:** In accordance with the County Land Use Ordinance, Section 22.10.040, in the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply within 50 yards of the discovered resource:
 - a. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so proper disposition may be accomplished.
13. **Mitigation Measure 4.8-1d:** If archaeological resources encountered are found to be important, the applicant shall provide reasonable funding and adequate time for recovery of such resource, or the equivalent avoidance measure as approved by the County.

Biological Resources

14. The monarch butterfly habitat area shall not be encroached upon by construction activities.
15. **Applicable Portions of Mitigation Measure 4.4-3a:** For monarch butterfly overwintering area, implement the mitigation recommendations submitted by Dr. Kingston Leong (Leong, 1996; see EIR Technical Appendix). Long-term maintenance mitigations should be supported through an endowment fund or other suitable financial instrument. As mitigations, these recommendations are interpreted to include the following:

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- a. On an ongoing basis and as a part of a project's CC & R's, ban the use of pesticides within 0.5 miles of the habitat between October and March. This distance shall be delineated on all applicable construction plans or additional sheets to subdivision maps.
- b. Minimize wood smoke pollution by allowing no barbecues and only EPA approved fireplaces within 0.25 miles of the habitat. This distance shall be delineated on all applicable construction plans or additional sheets to subdivision maps, and as applicable, include as a part of a project's CC & R's.
- c. As a part future landscape plans for commercial development, enhance sources of plant nectar by landscaping in part with species maintaining blossoms through winter, including the following (see also Table 4.4-3 of the Woodlands EIR):

Ceanothus - Deer brush
Leptospermum - Australian tea
Pyracantha - Pryacantha
Calliuna vulgaris - Scotch heather
Cheiranthus erysimum - Wallflower
Chrysanthemum frutescens - Marguerites
C. paludosum - Miniature shasta daisy
Coreopsis auriculata - Coreopsis
Ribes spp. - Gooseberry, currant
Rosmarinus officinalis - Rosemary
Iberis spp. - Candytuft

Echium - Pride of Madeira
Pittosporum - Pittosporum
Aster spp. - Aster
C. maximum - Shasta daisy
Cistus skanbergii - Rock rose
Cosmos spp. - Cosmos
Salvia spp. - Sages
Hedera helix - English ivy
Sedum spp. - Sedum
Zinnia spp. - Zinnia

16. **Mitigation Measure 4.4-3c: Prior to issuance of any construction permit,** to avoid conflicts with nesting raptors, construction activities shall not be allowed during to the nesting season (March to July), unless a county-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The project biologist shall also conduct periodic (monthly) surveys for raptors which move onto the site during construction. It is assumed that species using the site under these conditions will be somewhat resistant to construction-related disturbance; however, the results of the surveys will be passed immediately to the CDFG and the County, possibly with recommendations for variable buffer zones, as needed, around individual nests.

Right to Farm

17. The applicant shall notify prospective buyers of the county's Right to Farm Ordinance currently in effect at the time said deeds are recorded.

Air Quality

18. The applicant shall continue to abide by the approved Construction Activities Management Plan per **Mitigation Measure 4.3-1g.**

Fire Safety

19. **Mitigation Measure 4.7-1b: Prior to issuance of construction permits**, automatic fire sprinklers shall be included with construction permit applications for all residential and commercial buildings. **Prior to occupancy or final inspection**, the applicant shall provide the county satisfactory evidence that the residential component of the proposed project has installed automatic sprinkler systems as part of a fire/safety plan in accordance with Building and Fire Department standards.

Conditions to be completed prior to issuance of a construction permit

20. **Prior to issuance of construction permits**, construction plans shall demonstrate that 10 percent of the units have been designed to be accessible.
21. **Prior to issuance of building permits**, construction plans must include indoor water conservation measures including: low water-use toilets, showerheads, and faucets; automatic shut-off devices for bathroom and kitchen faucets; and point-of-use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen.
22. **Prior to issuance of building permits**, the applicant shall submit landscape plans for review and approval that include:
- a. Details for the active use area.
 - b. Street trees at a ratio of 1 per 30 feet of frontage.
 - c. Low water-use plant materials with portion of the plant material from condition number 15c.
 - d. Limited turf area.
 - e. Soil moisture sensors, and drip irrigation systems
 - f. Potential future transit stop based on consultation with the Regional Transit Authority and Public Works.
23. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated September 19, 2005 and condition number 19.

Conditions to be completed prior to occupancy or final building inspection or building occupancy

24. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.
25. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.

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26. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
27. **If improvements are bonded for, all public improvements** (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.

On-going conditions of approval (valid for the life of the project)

28. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.
29. All tenants and prospective buyers shall be provided the Woodlands "Water Conservation", "Recycling", "Green Waste and Compost" guides and all updates to the guides.

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FINDINGS - EXHIBIT C

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on August 20, 2005 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, cultural resources, geology and soils, noise, public services/utilities, recreation, transportation/circulation, and water, and are included as conditions of approval.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Commercial Retail and Office/Professional land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because the required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of commercial, office, and assisted living facility.
- F. The site is physically suitable for the proposed density proposed because the site can adequately support commercial, office, and assisted living facility.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no rare, endangered or sensitive species are present; and mitigation measures for aesthetics, air quality, biological resources, cultural resources, geology and soils, noise, public services/utilities, recreation, transportation/circulation, and water are required.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

EXHIBIT D

CONDITIONS OF APPROVAL FOR TR 2341

Approved Project

1. A Tentative Tract Map to subdivide a 5.5 acre parcel for 80 condominium units. The proposed project includes improvements to Via Concha, Eucalyptus Road, and Kingston Drive.

Access and Improvements

2. Roads and/or streets to be constructed to the following standards:
 - a. Via Concha, Eucalyptus Road, and Kingston Drive fronting the property be constructed to Woodlands Specific Plan standard sections.
3. A private easement be reserved on the map for access to all units.

Improvement Plans

4. Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan (County Health).
 - d. Sewer plan (County Health).
 - e. Grading and erosion control plan for subdivision related improvement locations.
 - f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
5. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
6. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Drainage

7. Submit complete drainage calculations to the Department of Public Works for review and approval.

8. If calculations so indicate, drainage must be retained in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.
9. If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
 - a. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
10. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program. Provide WDID number to the County.

Utilities

11. Electric and telephone lines shall be installed underground.
12. Cable T.V. conduits shall be installed in the street.
13. Gas lines shall be installed.

Vector Control and Solid Waste

14. A determination of method of pick-up shall be specified by the waste handler and if centralized facilities for the pick-up are required, provisions shall be made within the project for central facilities that meet Land Use Ordinance requirements for trash enclosures. If centralized facilities are established, this shall include provisions for recycling if service is available or subsequent installation of such facilities if recycling service becomes available in the future.

Street Names

15. The applicant shall apply to the Department of Planning and Building for approval of new street names prior to filing of the final map. Approved street names shall be shown on the final map and improvement plans.

Soils Report

16. Three copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Section 17953, 17954, and 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health, and Planning and Building Departments prior to filing of the final map. The date and person who prepared the report are to be noted on the map.

Fire Protection

17. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.

Affordable Housing Fee

18. Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

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Covenants, Conditions and Restrictions

19. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
 - a. On-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity.
 - b. Maintenance of common areas.
 - c. Maintenance of all local streets within the subdivision.
 - d. The use of pesticides within 0.5 miles of the butterfly habitat area is prohibited between October and March.
 - e. No barbecues and only EPA approved fireplaces are allowed within 0.25 miles of the butterfly habitat area.

Miscellaneous

20. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
21. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

STANDARD CONDITIONS OF APPROVAL FOR
SUBDIVISIONS USING COMMUNITY WATER AND SEWER

1. Community water and fire protection shall be obtained from the community water system.
2. Operable water facilities from an approved community water source shall be assured prior to the filing of the final map. A "final will serve" letter shall be obtained and submitted to the county Health Department for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions, laterals to each parcel and related facilities (except well(s)) may be bonded for subject to the approval of county Public Works, the county Health Department and the public water utility.
3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.
4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and county Health Department destruction standards. The applicant is required to obtain a permit from the county Health Department.
5. When a potentially operational or operational auxiliary water supply in the form of an existing well(s) is located on the parcels created and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an approved cross-connection control device installed at the meter or property line service connection prior to occupancy. (Chapter 8.30, San Luis Obispo County Ordinance)
6. Sewer service shall be obtained from the community sewage disposal system.
7. Prior to the filing of the map a "final will serve" letter be obtained and submitted to the county Health for review and approval stating that community sewer system service is immediately available for connection to the parcels created. Sewer main extensions may be bonded for, subject to the approval of county Public Works and sewer district.
8. No residential building permits shall be issued until community sewers are operational and available for connection.
9. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
10. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.

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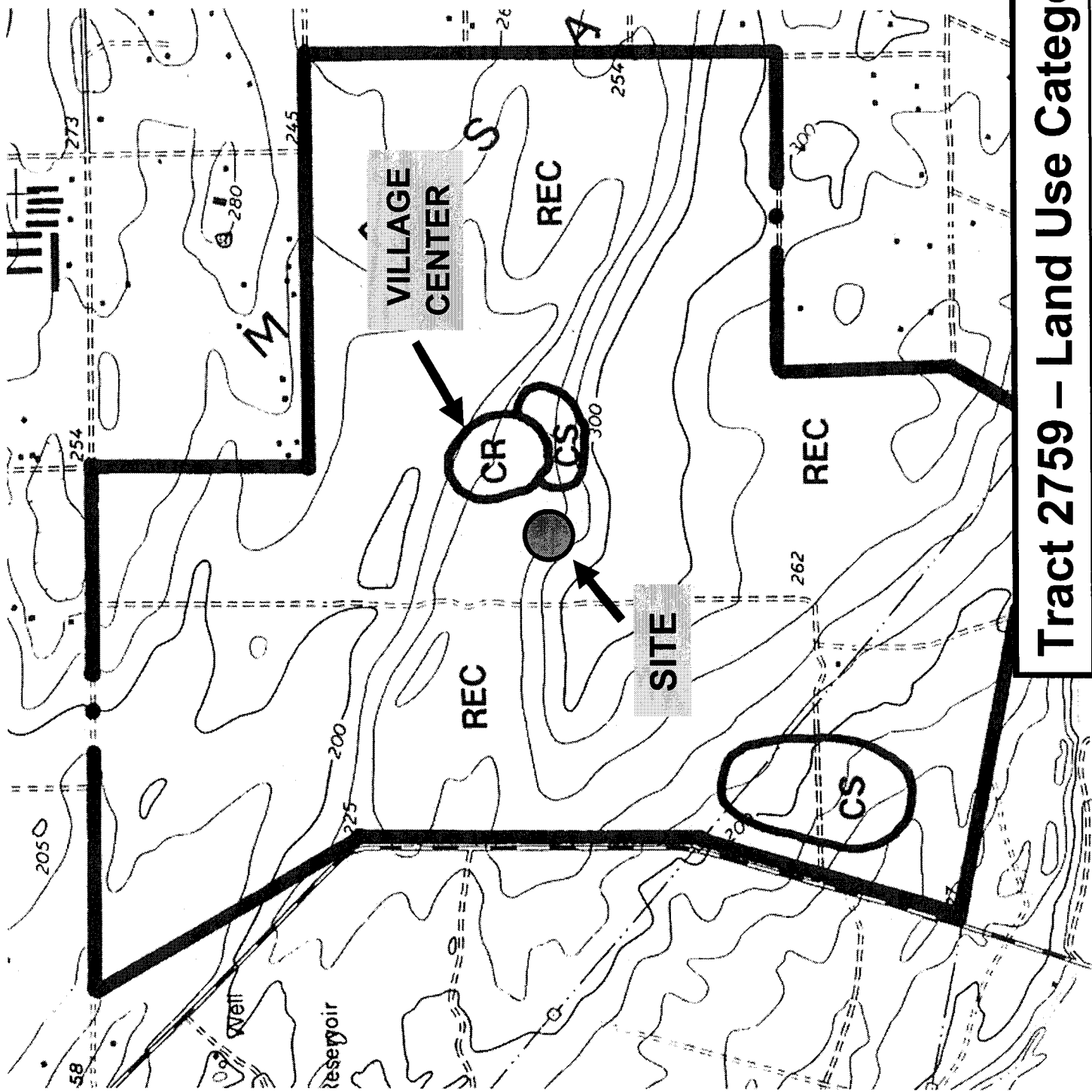
11. Any existing reservoir or drainage swale on the property shall be delineated on the map.
12. Prior to submission of the map “checkprints” to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
13. Required public utility easements shall be shown on the map.
14. Approved street names shall be shown on the map.
15. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
16. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
17. Any private easements on the property shall be shown on the map with recording data.
18. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
19. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
20. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
21. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

Staff report prepared by Jay Johnson
and reviewed by Kami Griffin

[illegible]

Tract 2759 - Vicinity Map

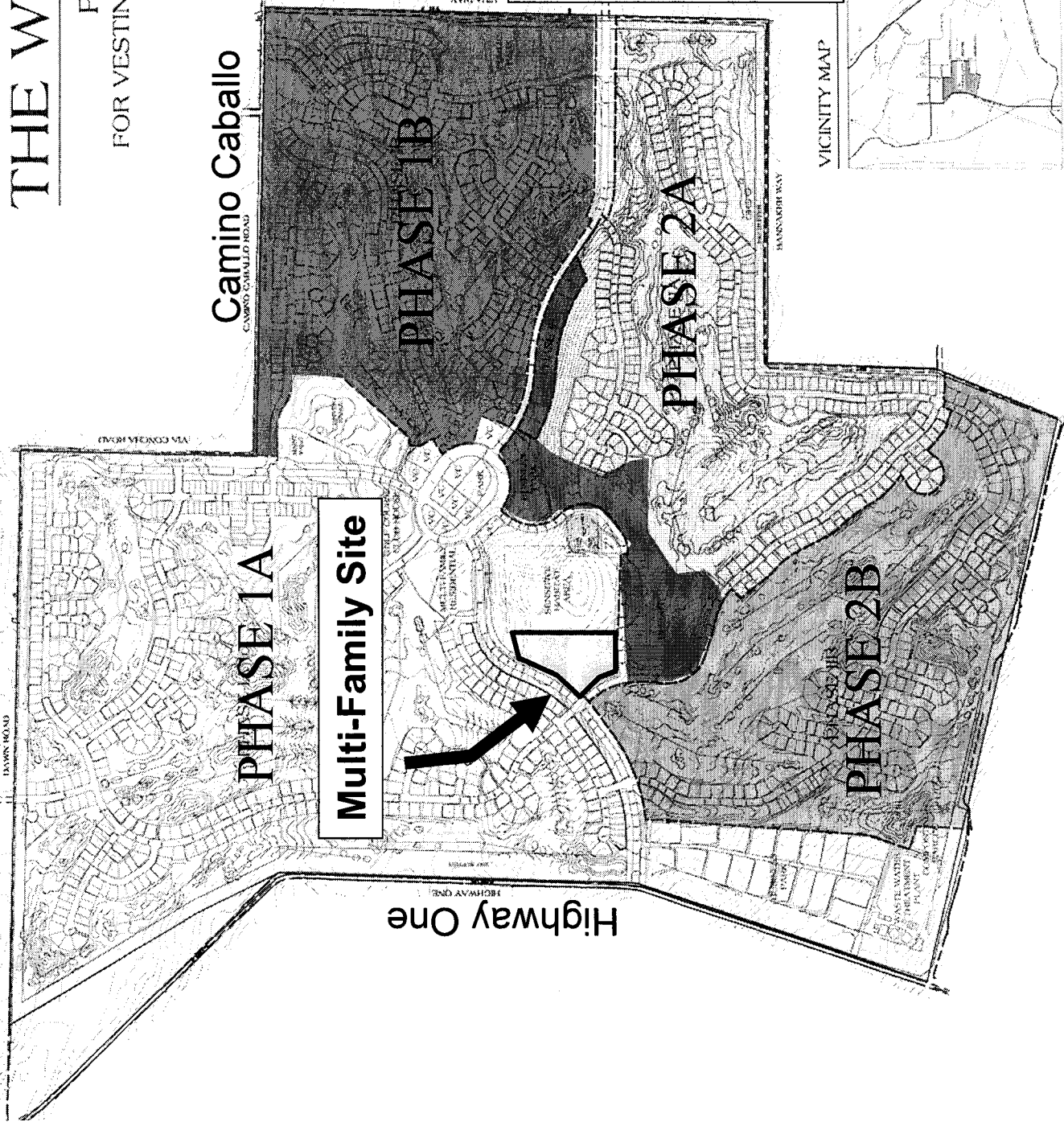
2-19



Tract 2759 – Land Use Category Map

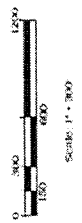
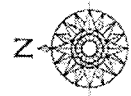
2-20

Dawn Road



THE WOODLANDS

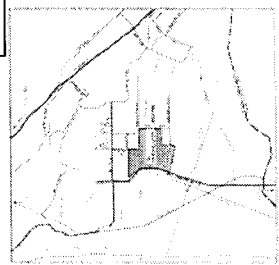
PHASING MAP
FOR VESTING TENTATIVE MAP #2341



Scale: 1" = 300'

Mesa Road

VICINITY MAP



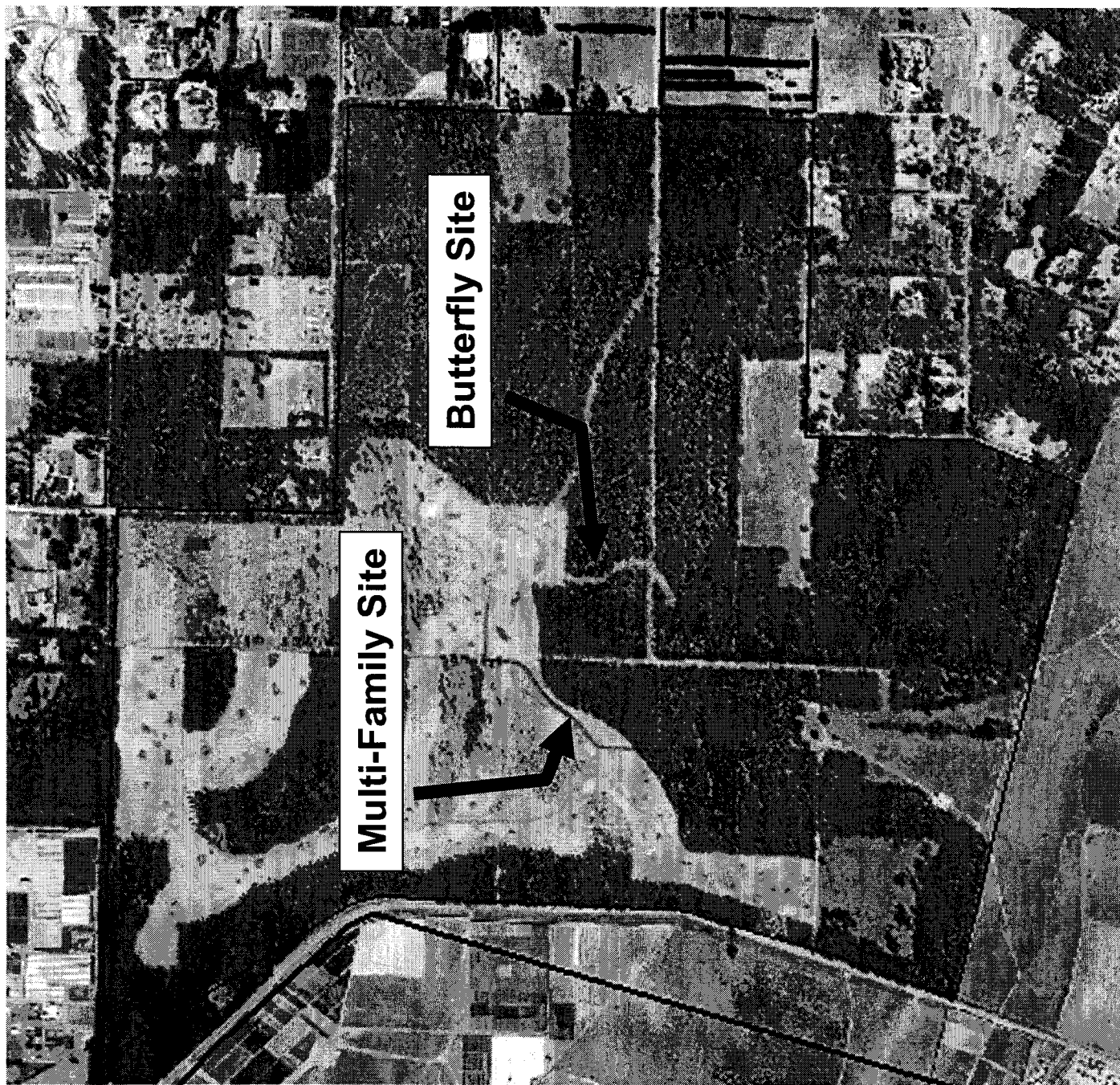
PREPARED BY:



RRM DESIGN GROUP
Creating Environments People Enjoy
2700 South Alhambra Street, Suite 100, San Jose, California 95128
Tel: (408) 253-1100 Fax: (408) 253-1101
A Division of RRM Design Group, Inc. 100% Employee Owned

SEPTEMBER 23, 2002

2-21



NO SCALE

Architectural Site Plan

Scale: 1"=50'



Project Statistics

274

Project Description

A Proposal for an 80 unit multi-family residential project in the Woodlands development, on the Nipomo Mesa. The project site is 5.3432 acres and the design density is 14.97 units per acre. There are four building types proposed, that consist of 14 individual structures. The total composition of units consists of fifty-two 3 bedroom/2.5 bath, sixteen 3 bedroom/3.5 bath, and twelve 3 bedroom/3 bath with an office/optional 4th bedroom.

The second building type contains five units. This building type consists of one 3 bedroom/3.5 bath unit (Plan C), two 3 bedroom/2.5 bath units (Plan A), one 3 bedroom/2.5 bath unit (Plan B) and one 3 bedroom/3 bath with an office/optional 4th bedroom (Plan D) and is a two-story structure.

The second building type contains six units. This building type consists of one 3 bedroom/3.5 bath unit (Plan C), two 3 bedroom/2.5 bath units (Plan A), two 3 bedroom/2.5 bath unit (Plan B) and one 3 bedroom/3 bath with an office/optional 4th bedroom (Plan D) and is a two-story structure.

The third building type contains seven units. This building type consists of one 3 bedroom/3.5 bath unit (Plan C), two 3 bedroom/2.5 bath units (Plan A), three 3 bedroom/2.5 bath unit (Plan B) and one 3 bedroom/3 bath with an office/optional 4th bedroom (Plan D) and is a two-story structure.

The fourth building type contains eight units. This building type consists of one 3 bedroom/3.5 bath unit (Plan C), three 3 bedroom/2.5 bath units (Plan A), three 3 bedroom/2.5 bath unit (Plan B) and one 3 bedroom/3 bath with an office/optional 4th bedroom (Plan D) and is a two-story structure.

Project Directory

OWNER

Woodlands LLC
P.O. Box 2129
Nipomo, CA 93444
ph: (805) 929-2453, fax: (805) 929-1494

ARCHITECT OF RECORD

LGA Architecture, Inc.
Leonard Grant, Architect C26973
330 James Way, Suite 260, Pismo Beach, Ca 93449
ph: (805) 773-7113, fax: (805) 773-7115

CIVIL ENGINEER OF RECORD

Wallace Group
4115 First Street, Suite B-5, San Luis Obispo, Ca 93401
ph: (805) 544-4011, fax: (805) 544-4294

LANDSCAPE ARCHITECT OF RECORD

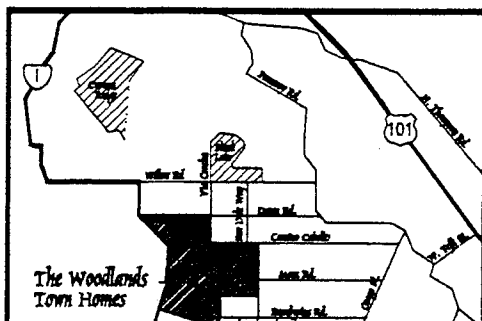
Oasis Landscaping, Architecture, and Planning
3427 Miquelito Ct., San Luis Obispo, Ca 93401
ph: (805) 541-4509, fax: (805) 546-0525

Site Statistics

ZONING:	Residential Multi-Family	
A.P.N.'s:	091-022-001	
LEGAL DESCRIPTION:	Tract 2341, Unit 1, Lot 1324	
LOT SIZE:	5.55 acres (241,756 SF)	
SETBACKS:	Via Concha Road	10' FT + Buffer
	Eucalyptus Road	30' FT
	Kingston Drive	15' FT
	Butterfly Sensitive Habitat Area	10' FT
COVERAGE:	Building Footprint	104,401 SF 43 %
	Walkways	12,329 SF 5 %
	Roadway, Driveway, & Parking	50,202 SF 21 %
	Landscaping	74,824 SF 31 %
	Total	100 %

PARKING INFORMATION

	REQUIRED	PROPOSED
Covered Garage Spaces (80 units x 2, covered)	160	160
Uncovered Guest Spaces (one per 5 units; 80/5=16)	16	19
Total	172	179



Building Statistics

NUMBER OF STORIES:	2	
GOVERNING CODE:		
	2001 California Building Code (1997 UBC & California Amendments)	
	2001 California Electrical Code (1999 NEC & California Amendments)	
	2001 California Plumbing Code (1997 IAPMO UPC & California Amendments)	
	2001 California Mechanical Code (1997 IAPMO UMC & California Amendments)	
	California Title 24: California State Energy and Accessibility Standards	
	County Building and Construction Ordinance-Title 19	
	County Land Use Ordinance - Title 22	
	County Coastal Zone Land Use Ordinance-Title 23	
	The Woodlands Specific Plan	
OCCUPANCY GROUP:	R-1/U-1	
CONSTRUCTION TYPE:	5N	
SPRINKLERED:	Yes	
ROOF RATING:	CLASS B	
MAXIMUM HEIGHT:	ALLOWED	35.00'
	PROPOSED	27.52'

5-UNIT BUILDING

NUMBER OF STORIES:	2
PLAN MIX:	C-A-B-A-D
NO. OF BLDG TYPE USED:	6

6-UNIT BUILDING

NUMBER OF STORIES:	2
PLAN MIX:	C-A-B-A-B-D
NO. OF BLDG TYPE USED:	1

7-UNIT BUILDING

NUMBER OF STORIES:	2
PLAN MIX:	C-A-B-A-B-B-D
NO. OF BLDG TYPE USED:	4

8-UNIT BUILDING

NUMBER OF STORIES:	2
PLAN MIX:	C-A-B-A-B-A-B-D
NO. OF BLDG TYPE USED:	2

Unit Plan Statistics

PLAN A

AREA CALCULATION:	
Lower Floor	738 s.f.
Upper Floor	886 s.f.
TOTAL	1,624 s.f.
Courtyard	87 s.f.
Master Deck	90 s.f.
TOTAL	177 s.f.
Garage	457 s.f.
Building Footprint	1,195 s.f.

PLAN B

AREA CALCULATION:	
Lower Floor	740 s.f.
Upper Floor	998 s.f.
TOTAL	1,738 s.f.
Courtyard	95 s.f.
Master Deck	90 s.f.
TOTAL	185 s.f.
Garage	445 s.f.
Building Footprint	1,185 s.f.

PLAN C

AREA CALCULATION:	
Lower Floor	1,179 s.f.
Upper Floor	765 s.f.
TOTAL	1,944 s.f.
Courtyard	175 s.f.
TOTAL	175 s.f.
Garage	421 s.f.
Building Footprint	1,620 s.f.

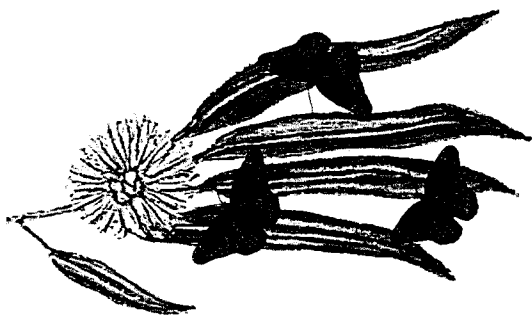
PLAN D

AREA CALCULATION:	
Lower Floor	981 s.f.
Upper Floor	1,123 s.f.
TOTAL	2,104 s.f.
Courtyard	204 s.f.
TOTAL	204 s.f.
Garage	472 s.f.
Building Footprint	1,453 s.f.

Sheets

Project
Unit 1
5-Unit
6-Unit
7-Unit
8-Unit
Prelim
Open
5-Unit
TOTAL

WOODLANDS TOWNHOMES



2-25

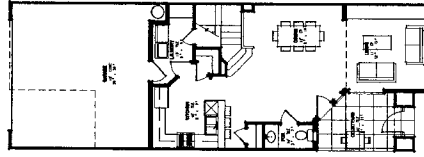


The Woodlands

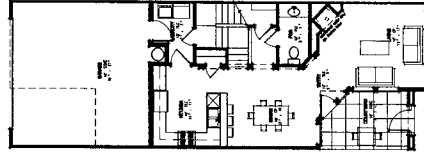
Townhomes

Unit Floor Plans

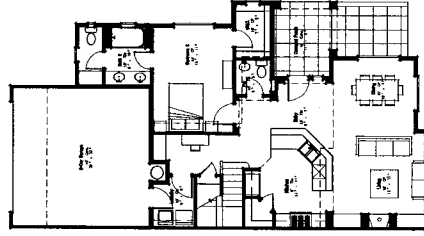
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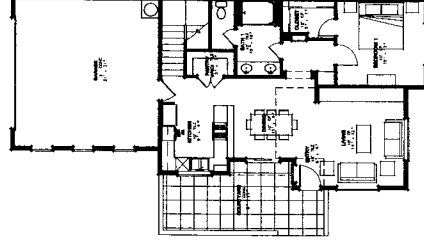
Plan A



Plan B



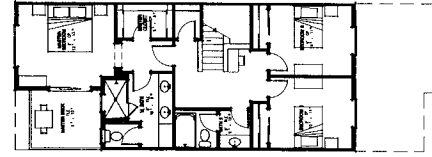
Plan C



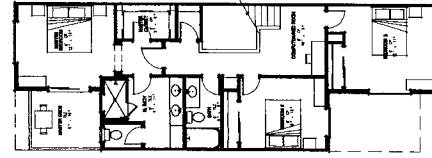
Plan D

Lower Floor Plans

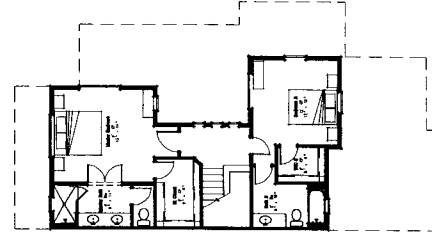
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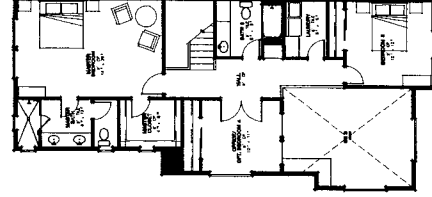
Plan A



Plan B



Plan C



Plan D

Upper Floor Plans

Scale: 1"=8'



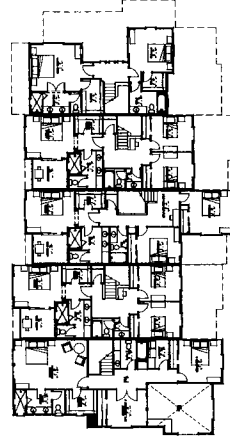
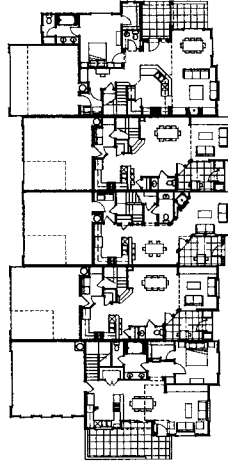
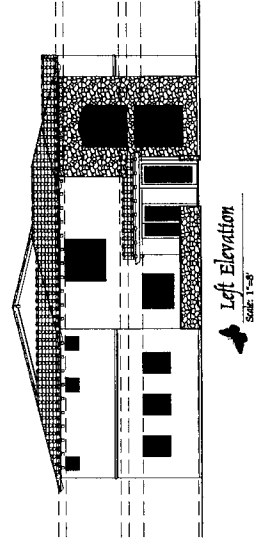
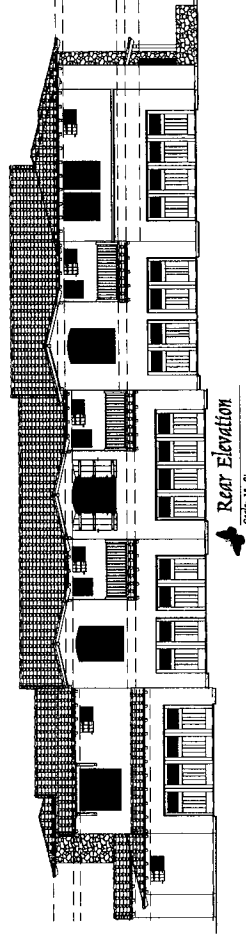
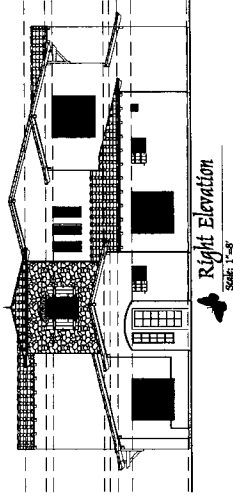
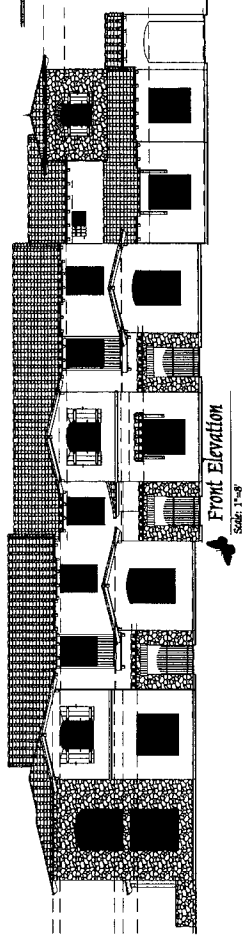
P.1



06 April 2005

The Woodlands Townhomes

5-Unit
Building



P.2

LEGASIS GRANT, ARCHITECT
1000 JAMES STREET, SUITE 100
FALLS CHURCH, VA 22034
P: 703.271.1111 F: 703.271.1112

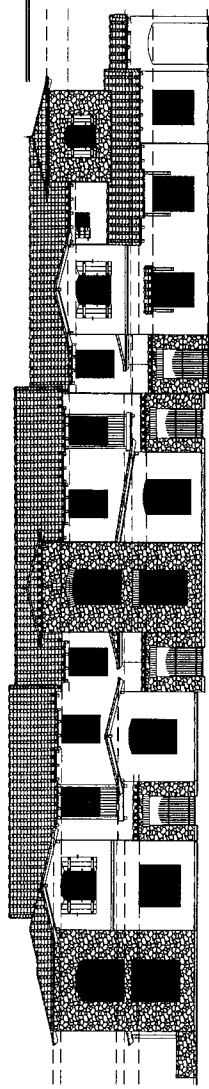
06 April 2005

2-29

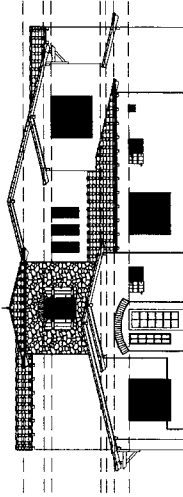
The Woodlands Townhomes

6-unit

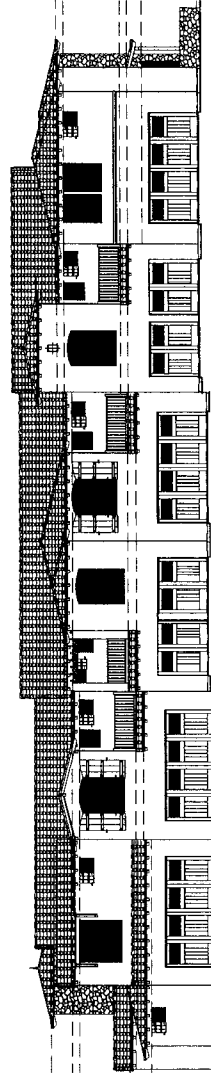
Building



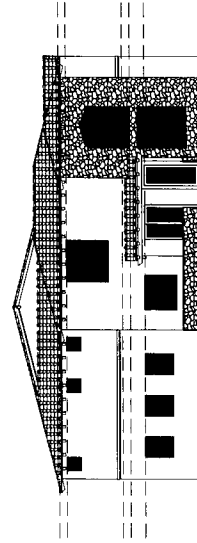
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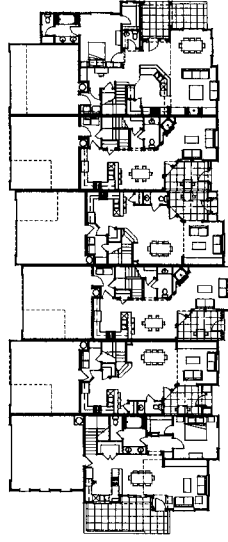
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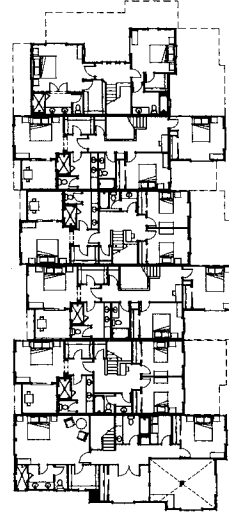
Rear Elevation
Scale: 1"=8'



Left Elevation
Scale: 1"=8'



Lower Floor Plan
Scale: 1"=10'



Upper Floor Plan
Scale: 1"=10'

P.3

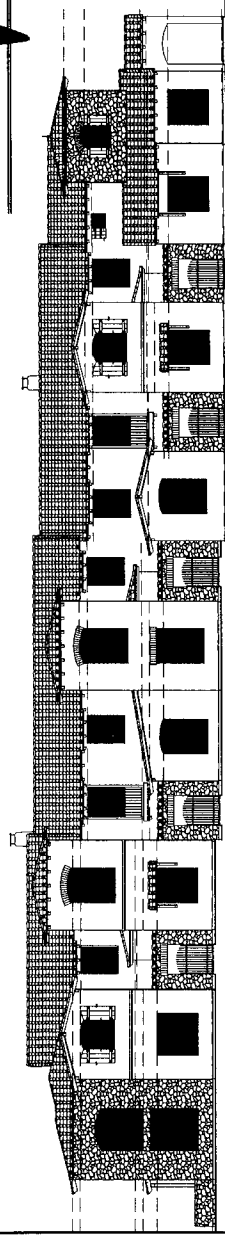
LEONARD QUINN, ARCHITECT
1111 JEFFERSON AVENUE, SUITE 100
ANN ARBOR, MI 48106-1111
TEL: 734.769.1111 FAX: 734.769.1112

06 April 2005

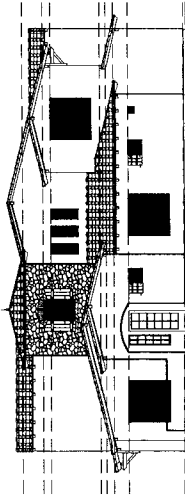
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The Woodlands Townhomes

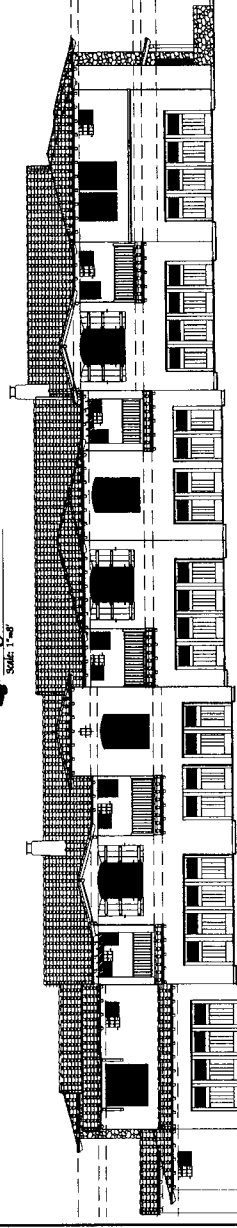
7-Unit
Building



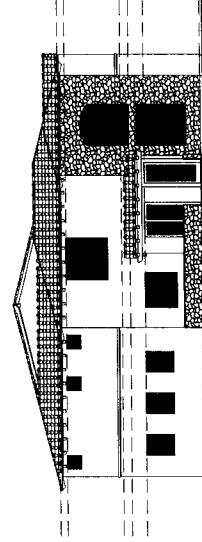
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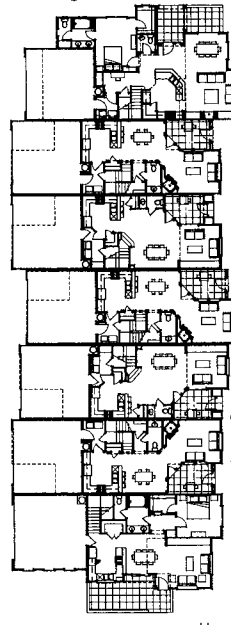
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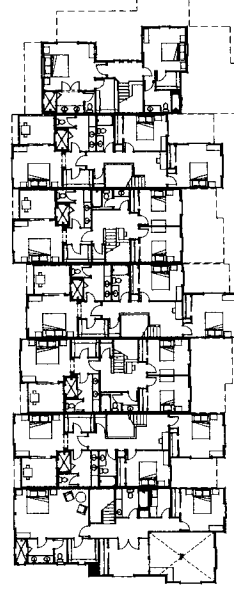
Rear Elevation
Scale: 1"=8'



Left Elevation
Scale: 1"=8'



Lower Floor Plan
Scale: 1"=16'



Upper Floor Plan
Scale: 1"=16'

P.4

LEONARD GRANT, ARCHITECT
101 JAMES HILL DRIVE, SUITE 100
PORTLAND, OREGON 97206-3714
TEL: 503-278-1714 FAX: 503-278-1714


06 April 2005

2-29

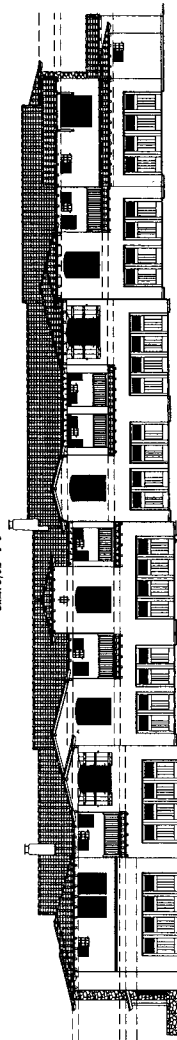
2-30

This architectural section drawing illustrates a multi-story building, likely a residential or institutional structure. The drawing shows a cross-section through the building, revealing internal spaces, rooms, and a central staircase. The building features a pitched roof with a chimney on the left side. The interior is divided into several rooms, some with large windows and others with smaller openings. A central staircase is visible, connecting different levels. The drawing uses black lines on a white background to define the structure and shading to indicate depth and volume.

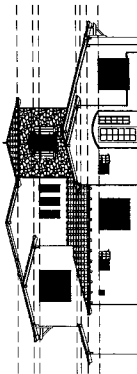
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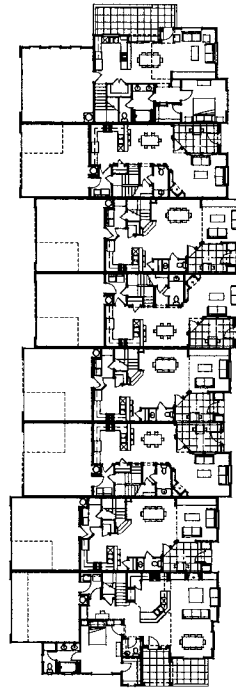
Right Elevation



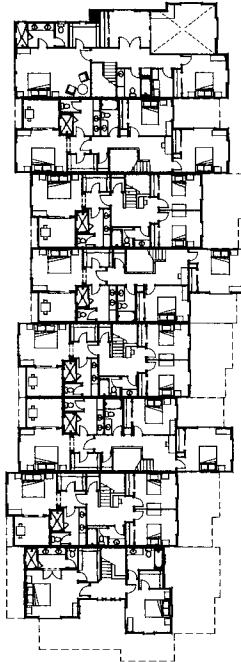
Rear Elevation



Left Elevation



Lower Floor Plan
Scale: 1"=16'

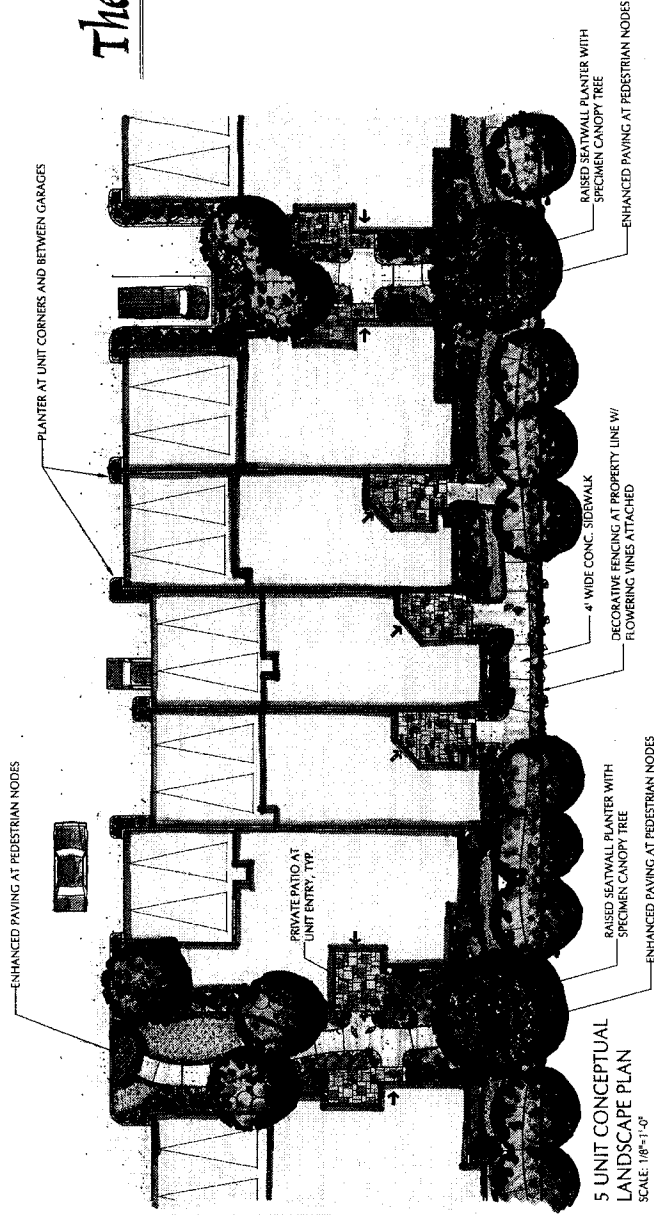


Upper Floor Plan
Scale: 1"=16'

The Woodlands Townhomes

Nipomo, California

WOODLANDS VENTURES, LLC



PROPOSED TREE LIST

BOTANICAL / COMMON NAME	SIZE	NOTES
ADONIS NUTTALLII	24" BOX	PEDESTRIAN SCALE; FLOWERING
ADONIS NUTTALLII	15 GAL	EVERGREEN
ADONIS NUTTALLII	15 GAL	VERTICAL GROWTH; LARGE SCALE
ADONIS NUTTALLII	15 GAL	VERTICAL GROWTH; LARGE SCALE
ADONIS NUTTALLII	24" BOX	VERTICAL GROWTH; LARGE SCALE
ADONIS NUTTALLII	36" BOX	VERTICAL GROWTH; LARGE SCALE
ADONIS NUTTALLII	36" BOX	VERTICAL GROWTH; CANOPY
ADONIS NUTTALLII	15 GAL	VERTICAL GROWTH; EVERGREEN
ADONIS NUTTALLII	15 GAL	FLOWERING
ADONIS NUTTALLII	15 GAL	EVERGREEN
ADONIS NUTTALLII	15 GAL	CA NATIVE
ADONIS NUTTALLII	24" BOX	VERTICAL GROWTH; DECIDUOUS
ADONIS NUTTALLII	15 GAL	VERTICAL GROWTH; DECIDUOUS
ADONIS NUTTALLII	15 GAL	LARGE SCALE
ADONIS NUTTALLII	15 GAL	PERICULOUS
ADONIS NUTTALLII	24" BOX	PERICULOUS
ADONIS NUTTALLII	24" BOX	CANOPY
ADONIS NUTTALLII	24" BOX	PEDESTRIAN SCALE
ADONIS NUTTALLII	24" BOX	EVERGREEN
ADONIS NUTTALLII	24" BOX	VERTICAL GROWTH; EVERGREEN



L1

OASIS LANDSCAPE ARCHITECTURE AND PLANNING
805-541-4809
1407 N. HIGHWAY 101
SAN LUIS OBISPO
CALIFORNIA 94061

2-31

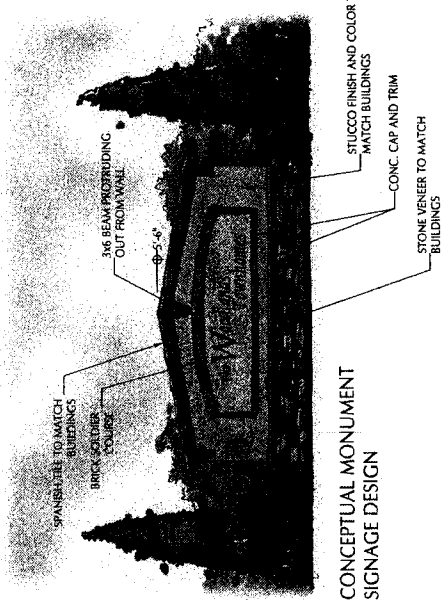
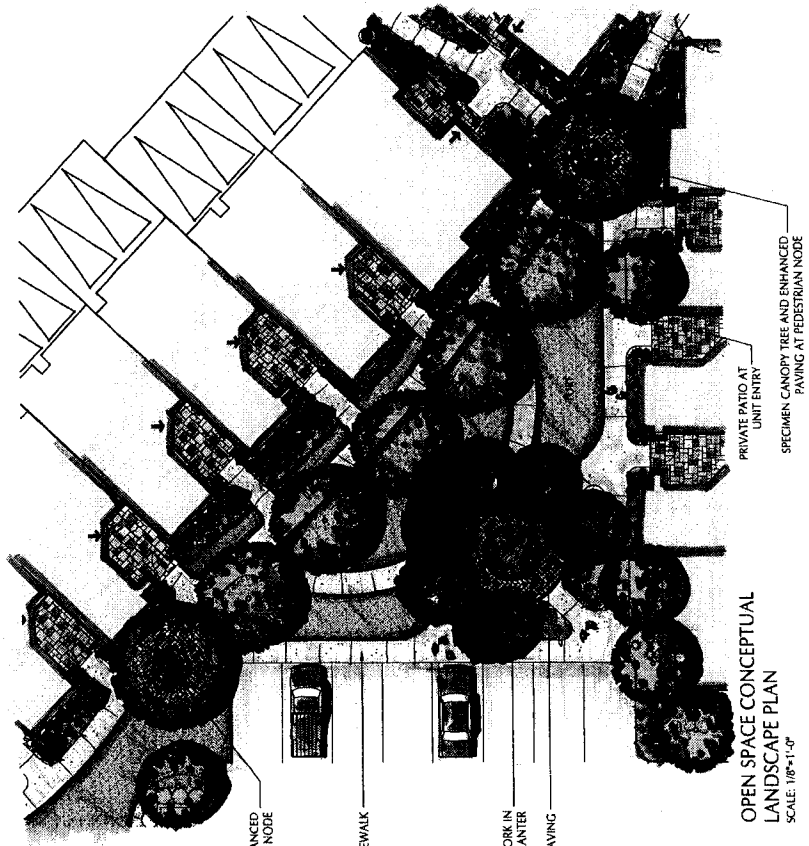
The Woodlands Townhomes

Nipomo, California

WOODLANDS VENTURES, LLC

L2

OASIS
LANDSCAPE
ARCHITECTURE
AND PLANNING
805-441-4009
FAX 805-441-0058
3427 PARADISE CT
VAN NUYS, CA 91411
WWW.OASISLANDSCAPE.COM



2-33

16



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

6/21/05

FROM

PW

FROM
TA

Jay Johnson

(Please direct response to the above)

781-4573

Development Review Section (Phone:

788-2009

*OR ASK THE SWITCH-
BOARD FOR THE PLANNER

Woodlands

TR 2759

SUB 2004-00384

Project Name and Number

PROJECT DESCRIPTION:

Conc. Tract Map w/ CUP. Tract 2759
w/ 80 unit multi-fmly condo plan. Located off Via
Concha & Eucalyptus in Nipomo, on 5.5 acres. APNs →
091-026-025, 091-022-001, 091-041-003, 091-021-009, & 018.

Return this letter with your comments attached no later than:

7/7/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

Recommend Approval - Stacks Attached. Woodlands Cond Fees will be due
with Bldg Permits. A Buy-in Fee for Eve Road Assmt Dist is also due if not
Already taken care of. Condo usually requires a common use area, I see some areas
that may qualify or do they get credit for other areas in the overall development?

26 July 2005
DateGoodwin
Name5252
Phone

2-34

16



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 6/21/05
TO: Bldg. Div.
FROM: Jay Johnson
(Please direct response to the above)
781-4573

Woodlands
TR 2759

SUB 2004-00384
Project Name and Number

Development Review Section (Phone: 788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION: Conc. Tract Map w/ CUP. Tract 2759
w/ 80 unit multi-fmly condo plan. Located off Via
Concha & Eucalyptus in Nipomo, on 5.5 acres. APNs ->
091-024-025, 091-022-001, 091-041-003, 091-021-009, & 018.

Return this letter with your comments attached no later than:

7/7/05 chdh.

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

YES
NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

NO (Please go on to Part III)
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

SEE ATTACHED - APPEARS 10% OF TOTAL # OF
DWELLING UNIT MUST BE REDESIGNED TO BE
ACCESSIBLE PER ATTACHED.

7.21.05
Date

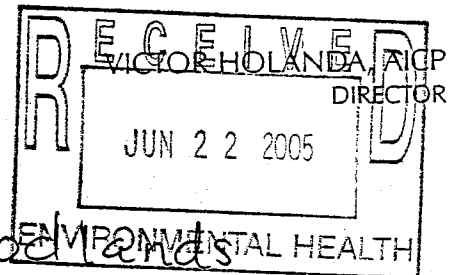
Steve Hicks
Name

2148
Phone



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE:

6/21/05

TO:

Env. Health

FROM:

Jay Johnson

(Please direct response to the above)

781-4573

WOODLANDS ENVIRONMENTAL HEALTH

TR 2759

SUB 2004-00384

Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION:

Conc. Tract Map w/ CUP. Tract 2759
w/ 80 unit multi-fmly condo plan. Located off Via
Concha & Eucalyptus in Nipomo, on 5.5 acres. APNs ->
091-024-025, 091-022-001, 091-041-003, 091-021-009, & 018.

Return this letter with your comments attached no later than:

7/7/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

____ YES
____ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

____ NO (Please go on to Part III)
____ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

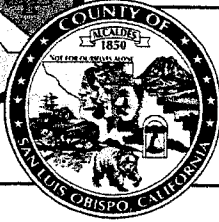
Please provide the applicant with stock conditions for community water & sewer.
The applicant shall provide an intent to serve letter for water and sewer
to this office (E.H.) to receive preliminary approval.

7/7/05
Date

James Salo
Name

781-5551
Phone

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CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

September 19, 2005

Jay Johnson, Planner
County Planning & Building Department
County Government Center, Room 310
San Luis Obispo, CA 93408-2040

Project: Woodlands Tract2759, SUB 2004-00384

Dear Mr. Johnson,

I have reviewed the Project Referral for the Woodlands Tract 2759, 80 Unit multi-family condominiums located off Via Concha and Eucalyptus in Nipomo. The project is within a high fire severity zone with a 5 minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2001 California Fire Code (CFC), the 2001 California Building Code (CBC), the County Ordinances and the Public Resources Code (PRC). This letter does not list all the requirements that this or any future phases of development will require.

Access

Commercial Access Road:

- All access roads must be 20 feet wide for two way traffic.
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking - Fire Lane" signs will be required along the access road.
- Fire lanes shall be provided as set forth in the California Fire Code Section 902.
- Fire access shall be provided within 150 feet of the outside building perimeter.
- All roads must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required.

Gates

- Must be setback from the road 30 feet from the intersection.
- Must be no notice to exit, automatically opens.
- Must have a KNOX key box for fire department access.
- Gate must have battery back up.
- Gate must be 2 feet wider than the road on each side.

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- Gates must have a turnaround located at each gate.

Addressing

Address numbers must be legible from the roadway and on all buildings. A minimum of 4" lettering on a contrasting background. A monument sign displaying the location of all buildings in the complex must be displayed in a prominent location at the entrance to the facility. CFC 901.4.4.

Roof Coverings

All roof coverings within a high fire severity zone shall have a minimum of at least a Class A roof. CBC Section 1503

Fire Safety during Construction

Prior to construction, an operational water supply system and established access roads must be installed. CFC Section 902 & 903.

Fire Protection Systems

This project will require installing a fire/life safety fire protection system in all buildings. The type of sprinklers required will depend on the occupancy type and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, 231, 20, 22. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC 1003.1.1. A licensed alarm company shall monitor the fire sprinkler and alarm system. The fire department connection (FDC) supporting the sprinkler systems shall be within 20 feet of a County standard hydrant and visible on fire engine approach to the building.

Technical Opinion/Report

A Fire Protection Engineer shall review the Fire Protection Systems for this project (CFC 103.1.1). A list of Fire Protection Engineers is available on our website at www.cdfslo.org. The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 6-1 (1996). The Fire Protection Engineer will be required to send the County Fire Department an original letter of the project review they conducted complete with the changes needed.

Fire Flow

A commercial water system shall be required with fire flows meeting the standards of CFC 903 and Appendix III A. The minimum main size shall not be less than 6 inches. Pressures may not be less than 20 psi or more than 150 psi. The Plans for the entire system should be submitted to the county fire department. NFPA 1142 Appendix B-3

Water Supply Connection

Fire hydrants are to be located as outlined in Appendix III B of the CFC. Plans shall be submitted to the County Fire Department for approval of distribution system and hydrant locations. Fire hydrants shall have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

Portable Fire Extinguishers

Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 1002 and Standards 10-1. The contractor shall be licensed by the State Fire Marshal.

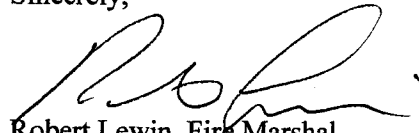
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Roof Access

Presently the County Fire Department can provide a maximum of only 18 feet vertical access. The project shall provide vertical access to the roof from two points for any building exceeding this height. Access can be provided by the use of landscaping or a fixed laddering system. Plans shall be submitted for approval to the County Fire Department.

If I can provide additional information or assistance on this mater please call me at (805)543-4244.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Lewin', written over the printed name.

Robert Lewin, Fire Marshal
Battalion Chief

Cc: Dan Anderson, Battalion Chief